



Miller & Associates

Linden Tower Office
116 E. Franklin Street
Richmond, Virginia 23219



Focus

- Adaptive Reuse
- Urban Revitalization
- New Urbanism
- Historic Preservation
- Mixed Use
Development



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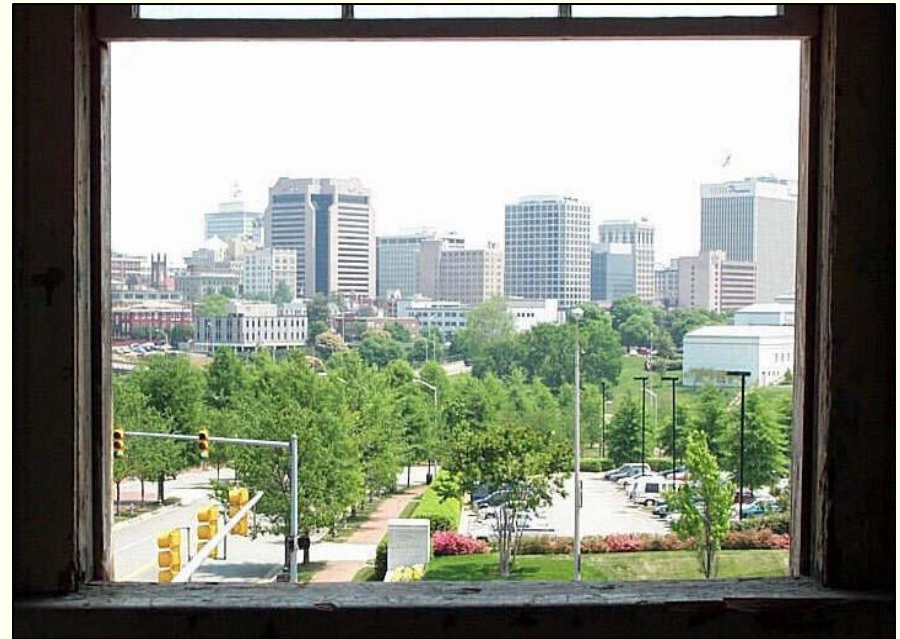
- Historic Tax Credit Developers



Location: Urban Richmond



- Downtown
- Oregon Hill
- Museum District
- Fan District
- Shockoe Bottom
- Old Manchester



Downtown: Grace & First



- Built 1858 as three luxury townhouses
- Purchased in 1995



- Converted in 1997 into 19 apartments



Grace & First



- Interior renovation and garden



Downtown: Linden Tower



- Built in 1928 as the Medical Arts Building
- Converted in 1999 to 36 apartments & six offices



Linden Tower



•Franklin Street entrance



•Interior



Downtown: Sydnor & Hundley



- 1932 Art Deco building



- Purchased at auction in 1999



- Converted in 2000 into 54 apartments and 2 offices



Sydnor & Hundley



- Exterior: windows addition



Sydnor & Hundley



- Interior renovation



Oregon Hill: Parsons House



- Parsons House built in 1818, additions in 1909 and 1929
- Purchased in 2000 from the Commonwealth of Virginia
- Converted in 2001 into 8 apartments



Parsons House



- Immediate issue: roof



Parsons House



- Entrance Evolution
- Interior: restore architectural features



Parsons Row Townhomes



- 21 single family condominiums

- Completed construction in 2003





Museum District: Kensington Court



- Built in 1930s as Johnston -Willis Hospital
- Purchased in 1999 at foreclosure

- Converted in 2000 into 117 one & two bedroom apartments



Kensington Court

- Exterior: entrances



Kensington Court



- Interior renovation



Museum District: Lee School Lofts



- Constructed in 1918 as an elementary school

- Purchased in 2001 from the City
- Renovated into 40 condominiums



Lee School Lofts



← Behind
Stage

Within
↙ auditorium



Lee School Lofts



■ Elmsford Conversion



The Fan: Laurel Hill



- Adapted into ten condominiums
- Completed 2003

- Purchased in 2001 from owner



Laurel Hill



- 1st floor preservation



Laurel Hill



- Upper floor conversion



Laurel Hill



- Courtyard conversion



The Fan: One Monument Avenue



- Completed restoration in 2003 of 34 apartments
- Constructed as a hospital in 1913, major addition built in 1978



One Monument Avenue



- Stuart Circle Entrance



One Monument Avenue



- Courtyard renovation



One Monument Avenue



- Monument Avenue view



One Monument Avenue- interior



The Fan - Mule Barn Lofts



Mule Barn Lofts





Mule Barn Lofts

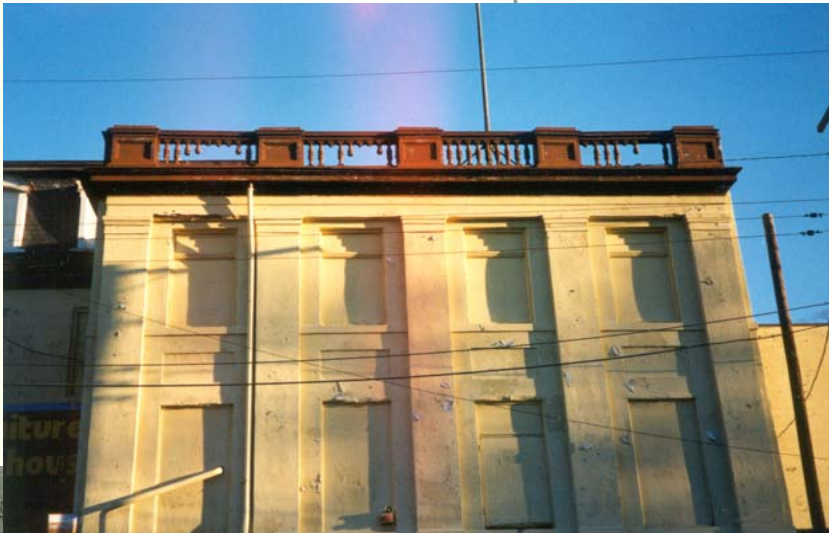
- Built in 1915
- Purchased in June, 2003
- Construction began July, 2003
- Construction completed January, 2004
- Placed on MLS February, 2004
- All units sold as of April 30, 2004
 - Price range \$255,000 – \$275,000



Shockoe Bottom-Shockoe Valley Lofts-Phase I



Shockoe Valley Lofts-Phase I



Shockoe Valley Lofts-Phase I



Shockoe Valley Lofts-Phase I





Shockoe Valley Lofts-Phase I

- Built in 1856
- Purchased in 2003
- Construction began March, 2003
- Construction completed January, 2004
- 11 units Placed on MLS on February, 2004
- 9 Units sold as of April 1, 2004
- Price range \$115,000 - \$250,000



Shockoe Valley Lofts-Phase III- Current



Pre-construction 2002
Circled 1930



Manchester- Old Manchester Lofts- current



Old Manchester Lofts- current



Old Manchester Lofts- current



Old Manchester Lofts- current



- Built in 1895
- Acquired June, 2003
- Construction began November, 2003
- Notice of Completion August 9th, 2004
 - 80 units
 - 100,000 finished square feet
- Symphony Designer House Sept 13, 2004



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